





Community Purpose Facility Workshop





History

In 1991 the City of Chula Vista adopted a Community Purpose Facilities (CPF) ordinance to ensure that sufficient land was designated in master planned communities for community serving non-profit uses such as service organizations, churches and daycare facilities.





History (con't)

The ordinance requires that 1.39-acres of land per each 1,000 persons within a planned community be dedicated to CPF uses.

This ordinance has been successful and most of these sites are developed today with CPF uses.























Requested Amendments

The development community has approached the City with proposed amendments to the ordinance that would offer the ability to change how CPF land is provided. Some of these alternatives may better suit potential CPF users.





Proposed Alternatives

The City is considering a total of 4 alternatives to providing 1.39 acres of CPF land per 1,000 persons within a planned community.

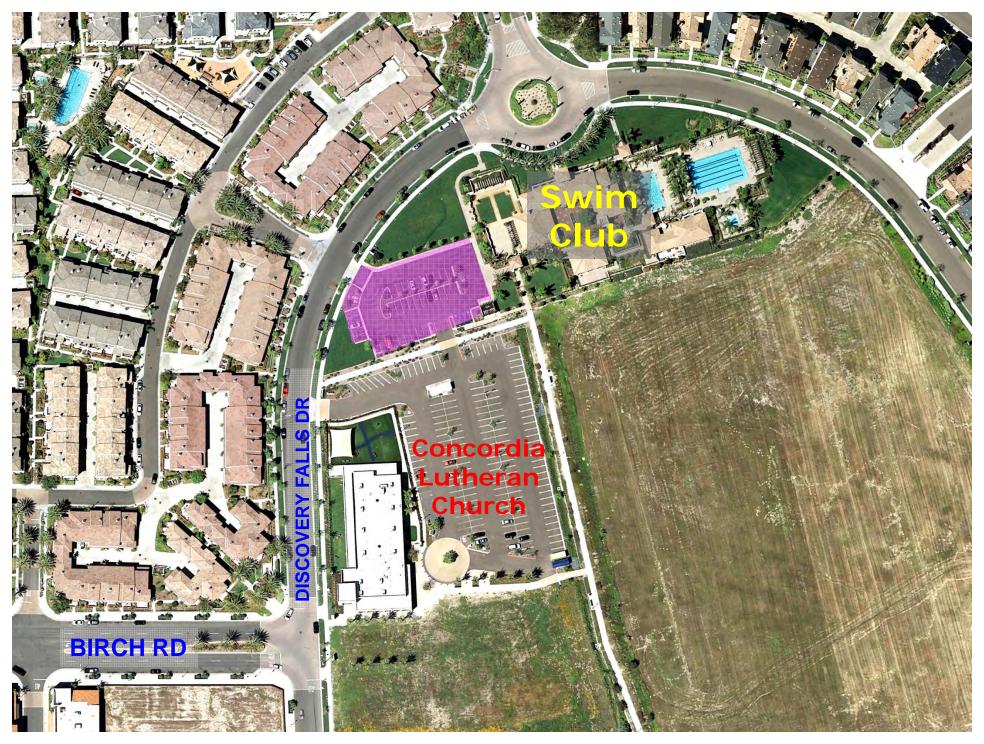




Would clarify a provision already included in the existing CPF ordinance.

CPF acreage can be reduced if there is the availability of a shared parking facility adjacent or nearby to the CPF land use.









Allows for the CPF acreage to be reduced if the developer constructs a "stand alone" building for a CPF user.

The value of the CPF land and building shall equal the value of the land that would otherwise be provided.





Would allow for the CPF acreage to be converted to building square footage, in a building that may or may not be exclusively for a CPF use.

- The requirement would be to provide 20,000-sq. ft. of building for every 1-acre of CPF land required.
- At least 10,000-sq. ft. must be centrally located within the master planned community.
- The building must provide the required parking and landscaping.







Would allow for the CPF land requirement to be provided outside of the master planned community it is intended to serve if none of the above options are feasible as determined by the Development Services Director.

- The land must be less than 1 mile away from the master planned community boundary
- The land must be located less than 2 miles away from the center of the master planned community



Timeline

We are presenting these amendments to a variety of effected parties and would appreciate any comments from you by June 26, 2013.

Once we have collected all of the comments, we will consider any suitable changes and distribute another draft document that we will bring forward to the City Council

We expect to bring these amendments to the City Council for consideration in the Fall of 2013.